



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 6, 2008
AGENDA DATE: February 13, 2008
PROJECT ADDRESS: 2016 & 2020 State Street (MST2006-00730)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner *JMH*
 Kathleen Kennedy, Associate Planner *KK*

I. PROJECT DESCRIPTION

The project consists of a proposal to demolish the existing, rear one-bedroom unit, carport and two surface parking spaces and to construct a new two-bedroom residential unit and two attached two-car garages to create two condominiums. Vehicular access to the site is from Mission Street through a nine foot wide access easement over the adjacent property.

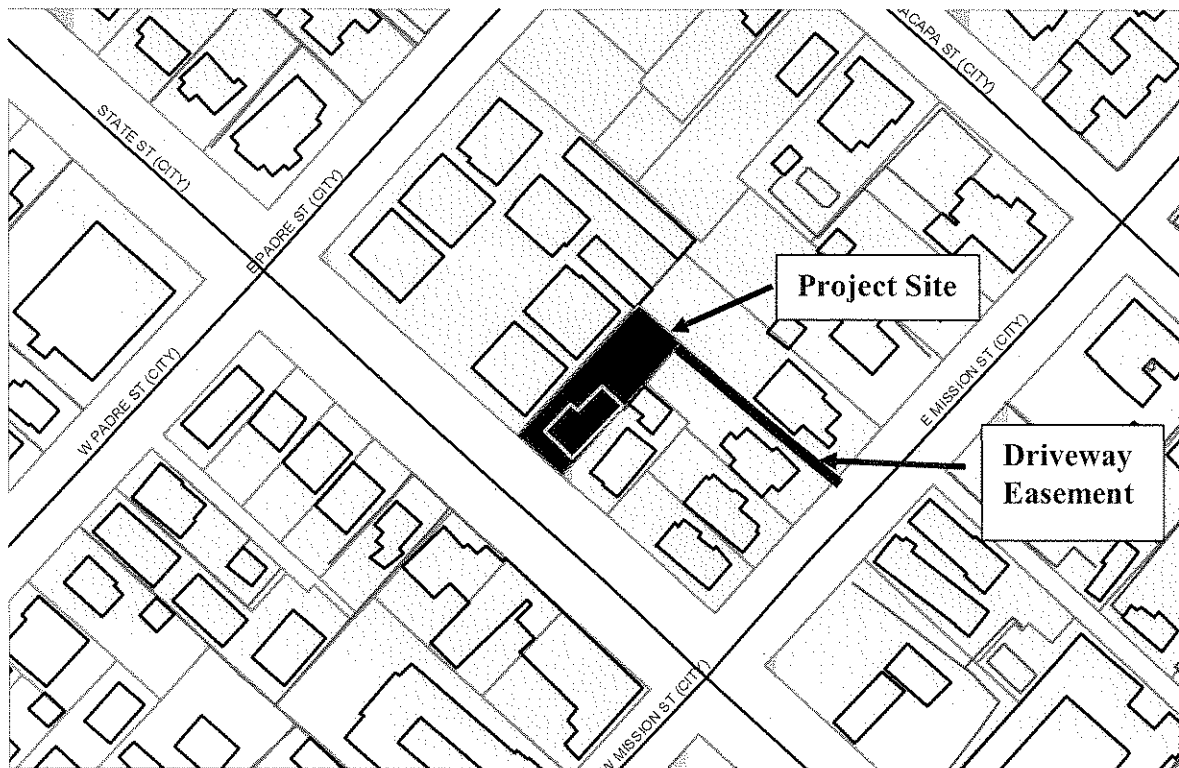
II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. Modification to allow less than the required distance between buildings (SBMC§28.18.070); and
2. Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units (SBMC §27.07 and §27.13).

III. RECOMMENDATION

With the approval of the requested Modification, the proposed project would conform to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Staff Hearing Officer approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map for 2016 & 2020 State Street

APPLICATION DEEMED COMPLETE: January 29, 2008
DATE ACTION REQUIRED PER MAP ACT: April 18, 2008

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Keith Rivera, Architect	Property Owner: Brian Hanly
Parcel Number: 025-312-043	Lot Area: 7,550 square feet
General Plan: Offices and Residential	Zoning: R-2/R-O Two-family Residence and Restricted Office
Existing Use: Two residential units	Topography: Flat
Adjacent Land Uses:	
North – Multi-Residential	South – Residential
East – Commercial	West – Commercial

B. PROJECT STATISTICS

Unit	Existing size	Existing # of Bedrooms	Proposed Size	Proposed # of Bedrooms
Unit A	1,426 sq. ft.	2	1,426 sq. ft.	2
Unit B	522 sq. ft.	1	1,607 sq. ft.	2

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks -Front -Interior/ Rear	15', single-story 6' (3' for parking)	20' varies	No change 3' to 6'
Building Height	30'	Approx. 14'	Approx. 23'
Parking	2 covered & 2 uncovered	2 covered & 2 uncovered	4 covered in (2) two-car garages
Density	2 units allowed	2	2
Open Yard	1,250 sq. ft.	>1,250 sq. ft.	1,295 sq. ft.
Lot Coverage			
-Building	n/a	2,553 sq. ft. (34 %)	2,901 sq. ft. (38 %)
-Paving	n/a	1,830 sq. ft. (24 %)	1,189 sq. ft. (16 %)
-Landscaping	n/a	<u>3,167 sq. ft. (42 %)</u>	<u>3,460 sq. ft. (46 %)</u>
-Total		7,550 sq. ft.(100%)	7,550 sq. ft. (100 %)

Modification: The proposed project would meet the requirements of the R-2, Two-Family Residence Zone with regard to parking requirements, setbacks, density, open yard and private yard requirements, building height, and solar requirements with the exception of the required distance between buildings. A Modification has been requested to allow less than the required distance between buildings. The two units are required to be either attached for a length of eight feet or separated by a distance of 15 feet. Separating the two units by 15 feet was not an acceptable solution given the small size of the lot and requiring an eight foot long wall connection would result in the need for significant design changes to the front unit, Unit A, given the existing floor plan. The connection between the two units is approximately one foot long. It was determined by staff that a Modification of the distance between buildings requirement, to allow zero feet instead of 15 feet, would be an acceptable solution and would result in the best design.

Unit A is non-conforming to setbacks along the southerly property line. A modification is not required because no changes to the unit are proposed. The existing Unit B structure is also currently non-conforming; however, the new unit that is proposed will conform to the zoning requirement of 3' for the parking garage and 6' for the second floor.

VI. ISSUES

A. ACCESS EASEMENT

Vehicular access to the site is through a nine-foot wide easement across an adjoining property from Mission Street. However, the existing driveway that is being used to access the project site does not completely conform to the dimensions of the access easement. The driveway pavement veers to the left and is approximately eleven feet wide as it approaches the project site. Transportation staff has determined that the current driveway situation is acceptable. However, if access were to be confined to the nine foot wide easement area, the nine foot width, which is less than the standard width of ten feet, would also be acceptable as long as the existing vertical obstructions consisting of two trees (one Coast Live Oak tree and one eucalyptus tree) are removed and additional paving installed.

Because there is a possibility that the Coast Live Oak tree, a tree of special concern, will be removed, staff required the applicant to submit an Arborist Report. The applicant submitted an Arborist Report, dated January 11, 2008 and prepared by Duke McPherson, which concluded that the oak tree was in good health. If it were to be removed, the planting of three replacement oaks would be recommended. The report also stated that, because the project site does not have sufficient space available to allow the replacement plantings onsite, an offsite location is recommended.

Staff directed the applicant to approach the property owner who owns the parcel within and adjacent to the easement about the possibility of expanding the access easement to match the existing driveway configuration in order to avoid having to remove the two trees. At this time, no agreement regarding an expansion of the easement has been reached. As stated above, if the access were to be confined to the nine foot wide easement area, the two trees would need to be removed and paving installed. This has been included as a condition of approval. The applicant would work with staff to find an appropriate location on City property to plant the three replacement oak trees.

Another option regarding access would be to provide it from State Street. Currently, there is a nine foot wide concrete ramp located onsite that was previously used as a driveway but there is no curb cut. As part of the project, this area is proposed to become landscaping. Staff has determined that accessing the site from State Street would create a number of difficulties, including being inconsistent with the Pedestrian Master Plan by adding a driveway to State Street. This option would remove a parking space from the street and, because of the landscape median on State Street, it would require future residents to take somewhat convoluted routes to and from the property.

B. DESIGN REVIEW

This project was reviewed by the Architectural Board of Review (ABR) on May 7, 2007 (see Exhibit D – ABR Minutes). At the meeting, eight neighbors expressed concerns regarding the proposed setbacks, massing, privacy, and driveway easement. The Board forwarded the project to the Staff Hearing Officer with minor comments and did not express concern regarding the modification request to allow less than the required distance between buildings.

C. COMPLIANCE WITH THE GENERAL PLAN

Land Use Element: The project is located in the Upper East neighborhood of the City, which is bordered on the north by Mission Creek and Las Encinas Road, on the south by Sola Street, on the east by Laguna Street, Olive Avenue, and Olive Street, and on the west by State Street.

The Upper East neighborhood is a district of large, prestigious homes, with the exception of the State Street frontage below Mission Street where motels and offices are found. The project site is located in this area along State Street where there is a mix of single-family, multi-family and commercial uses. The project will result in one of the two existing units being changed from a one-bedroom unit to a two-bedroom unit and will not be inconsistent with development in the surrounding neighborhood.

D. PHYSICAL STANDARDS FOR NEW CONDOMINIUMS

In addition to the requirements of the zone in which a project is located, physical standards are required for all new condominium projects per SBMC §27.13.060. The project would meet the parking standard by providing two covered parking spaces for each unit. Separate utility meters would be provided for each unit. Each unit would have individual laundry facilities. In addition, the project would also meet the minimum requirements for density, unit size and outdoor living space.

E. ENVIRONMENTAL REVIEW

Archaeological Resources: According to the City's Master Environmental Assessment, the project site is located within the Prehistoric Watercourse, American Period (1870-1900), and the Early 20th Century (1900-1920) Cultural Resource Sensitivity Zones. An Archaeological Letter Report prepared by David Stone, Archaeological Consultant, in 1996 concluded that the site had been previously disturbed, that no cultural remains were identified and that there was no potential for impact to potentially significant cultural resources. No further evaluation was recommended. The standard condition of approval related to unanticipated archaeological resources has been included.

Noise: According to the City's Master Environmental Assessment, the project site is located within an area in which the noise level is between 60-65 dBA Ldn (average A-weighted sound level over a 24-hour day). The guideline for exterior noise levels for residential uses is 60 dBA Ldn and the guideline for interior noise levels for residential uses is 45 dBA Ldn. A Noise Study Report dated June 27, 2007 prepared by Dudek was submitted by the applicant (see Exhibit E – Noise Study Report). The report states that the principal contributor to the ambient

noise environment at the site is traffic from State Street. The report concludes that present and future (2030) noise levels in the outdoor living spaces range between 49 and 51 dB Ldn; therefore, the guideline for the exterior noise level is met. The report also concludes that the interior noise level for Unit A, closest to State Street, is expected to be 49 dB Ldn with windows open and 44 db with windows closed. Therefore, in order to meet the interior guideline, the windows in Unit A must remain closed and a mechanical ventilation system must be provided. A condition of approval, requiring that all mitigation measures recommended in the report are incorporated into the project, has been included.

Conclusion: Staff and the Environmental Analyst have determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 (New Construction of Small Structures) and 15315 (Minor Land Divisions).

VII. FINDINGS

The Staff Hearing Officer finds the following:

A. MODIFICATION (SBMC§28.18.070)

The Modification to allow less than the required distance between buildings is consistent with the Zoning Ordinance and necessary to secure an appropriate improvement on the lot. Given the small size of the lot and the current configuration of Unit A, the best design would be achieved by having a small connection between the units as shown on the project plans.

B. THE TENTATIVE MAP (SBMC §27.07.100)

The Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed development, the project is consistent with the density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

C. THE NEW CONDOMINIUM DEVELOPMENT (SBMC §27.13.080)

1. There is compliance with all provisions of the City's Condominium Ordinance.

The project complies with the physical standards for condominiums related to parking, private storage space, utility metering, laundry facilities, density, and outdoor living space requirements.

2. The proposed development is consistent with the General Plan of the City of Santa Barbara.

The project can be found consistent with policies of the City's General Plan including the Housing Element, Circulation Element and Land Use Element.

The project will provide infill residential development that is compatible with the surrounding neighborhood.

3. The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's aesthetics, parks, streets, traffic, parking and other community facilities and resources.

The project is an infill residential project proposed in an area where multi-family developments are permitted. The project is adequately served by public streets, will provide adequate parking to meet the demands of the project and will not result in traffic impacts. The design has been reviewed by the City's design review board, which found the architecture and site design appropriate.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated November 9, 2007
- D. ABR Minutes dated May 7, 2007
- E. Noise Study Report dated June 27, 2007
- F. Arborist's Report dated January 11, 2008

STAFF HEARING OFFICER
CONDITIONS OF APPROVAL

2016 & 2020 STATE STREET
MODIFICATION, TENTATIVE SUBDIVISION MAP
FEBRUARY 13, 2008

In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property" which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
 2. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
 3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement.
 4. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on February 13, 2008 is limited to two dwelling units and the improvements shown on the project plans and Tentative Subdivision Map signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.
 5. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
 - a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium units.

- b. **Garages Available for Parking.** A covenant that includes a requirement that all garages be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the garages were designed and permitted.
- c. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
- d. **Trash and Recycling.** Trash holding areas shall include recycling containers with at least equal capacity as the trash containers, and trash/recycling areas shall be easily accessed by the consumer and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled off site by the landscaping maintenance company. If no green waste containers are provided for common interest developments, include an item in the CC&Rs stating that the green waste will be hauled off site.
- f. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.

B. Public Works Submittal Prior to Parcel Map Approval. The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Parcel Map and prior to the issuance of any permits for the project:

- 1. **Parcel Map.** The Owner shall submit to the Public Works Department for approval, a Parcel Map prepared by a licensed land surveyor or registered Civil Engineer. The Parcel Map shall conform to the requirements of the City Survey Control Ordinance.
- 2. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an "Agreement Assigning Water Extraction Rights." Engineering Division Staff will prepare said agreement for the Owner's signature.
- 3. **Site Access.** Access to the site shall generally continue via the Mission Street easement. If access were confined to the existing nine foot wide access easement, the two trees within the easement shall be removed and additional paving installed. Three replacement oak trees shall be planted offsite in an appropriate location as determined by the Urban Forester.
- 4. **Drainage Calculations.** The Owner shall submit drainage calculations prepared by a registered civil engineer or licensed architect demonstrating that the new development will not increase runoff amounts above existing conditions for a 25-year storm event. Any increase in runoff shall be retained on-site.

5. **State Street and Mission Street Public Improvements.** The Owner shall submit building plans for construction of improvements along the property frontage on State and Mission Streets. As determined by the Public Works Department, the improvements shall include the following: saw-cut and replace all cracked and/or uplifted sidewalk, construct new driveway apron modified to meet Title 24 requirements on Mission Street and slurry seal to the centerline of the street along entire subject property frontage on both Mission and State Streets, and a minimum of 20 feet beyond the limits of any trenching, private on-site drainage improvements with supporting drainage calculations for installation of drainage pipe, curb drain outlets, on-site detention, etc., preserve and/or reset survey monuments and contractor stamps, and provide adequate positive drainage from site. Any work in the public right-of-way requires a separate Public Works Permit.
- C. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.
1. **Recordation of Parcel Map and Agreements.** After City Council approval, the Owner shall provide evidence of recordation to the Public Works Department.
 2. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.
- D. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:
1. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Contractor(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division.
 2. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a copy of the notice to the Planning Division.

4. **Green Building Techniques Required.** Owner shall design the project to meet Santa Barbara Built Green Two-Star Standards and strive to meet the Three-Star Standards.
6. **Tenant Displacement Assistance Ordinance Compliance.** Submit evidence of compliance with the Tenant Displacement Assistance Ordinance (SBMC Chapter 28.89).

E. Building Permit Plan Requirements. The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.

1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Architectural Board of Review.
2. **Noise Mitigation Measures.** A Noise Study Report dated June 27, 2007 was prepared by Dudek, for the subject project. The preparer of the report shall verify that all mitigation measures specified in the Noise Study Report that are required to reduce interior living area noise levels to acceptable levels as specified in the Noise Element Land Use Compatibility Guidelines have been incorporated into the construction plans to be submitted to the Building and Safety Division for Building Permits by signing the following statement that is to be reproduced on said construction plans:

The undersigned has reviewed the attached construction plans and determined that all mitigation measures as specified in the Noise Study Report dated June 27, 2007 prepared by Dudek that are required to reduce interior living area noise levels to acceptable levels as specified in the Noise element Land Use Compatibility Guidelines are incorporated into the attached construction plans.

Signed: _____

Date

3. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.
4. **Utilities.** Provide individual water, electricity, and gas meters, and sewer lateral for each residential unit. Service lines for each unit shall be separate until a point five feet (5') outside the building.
5. **Conditions on Plans/Signatures.** The final Staff Hearing Officer Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and

understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner	Date
Contractor	Date
Contractor	License No.
Architect	Date
Architect	License No.
Engineer	Date
Engineer	License No.

F. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction. Community Development Department staff shall review the plans and specifications to assure that they are incorporated into the bid documents, such that potential contractors will be aware of the following requirements prior to submitting a bid for the contract.

1. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met.
2. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.
3. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th*

Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

4. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
 - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
 - b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits *without extensions* may be issued for the life of the project.
 - c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.
5. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
6. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
7. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
8. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) telephone

number(s), work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height.

9. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
10. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.
11. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the applicant shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

G. Prior to Certificate of Occupancy. Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements caused by construction (*curbs, gutters, sidewalks, roadways, etc.*)

subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

2. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, including utility service undergrounding and installation of street trees.
3. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11" board and submitted to the Planning Division.

H. Litigation Indemnification Agreement. In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

NOTICE OF TENTATIVE SUBDIVISION MAP TIME LIMITS:

The Staff Hearing Officer's action approving the Tentative Map shall expire two (2) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110.

SECRET
A-11.1

EXHIBIT B

RECEIVED

November 9th, 2007

NOV 19 2007

City of Santa Barbara
Planning & Community Development
630 Garden Street
Santa Barbara, CA 93103

CITY OF SANTA BARBARA
PLANNING DIVISION

RE: Staff Hearing Officer Application for 2016 State Street.

Dear Staff Hearing Officer:

We are seeking approval for a Tentative Subdivision Map for a one lot subdivision to create a two new residential condominium units at the referenced property (SBMC§27.07 and 27.13) and a Modification to allow less than the required distance between buildings (SBMC§28.18.070). Brian Hanly is the current owner of the subject property. Myself, along with Keith Rivera will be the agent for the owner, Brian Hanly. We are requesting one modification to allow for less than the required distance between buildings to maintain the current configuration of the site, respect the neighbors' privacy and provide a more usable south facing open space.

The goal of this project is to enhance the property by improving the surroundings of the beautiful existing main house, and replace the smaller studio rental with a new structure including a second unit and enclosed parking. We will be improving the open space areas and will end up with 2 permanent residences that will add value and pride to the neighborhood.

We participated in the Preliminary Review Team meeting on February 7th, 2007. The only modification that was discussed was that by using the existing configuration, we would need to request a modification to allow for the 2 newer units to have less than the required distance between buildings. After our meeting, we met with planning staff who commented that they would support our modification request. As applicants, we discussed our concerns that some of the engineering and building permit requests were broad and affected our project possibilities dramatically. We are essentially hoping to clean up an existing second unit and add a second story to it, while leaving most of the site exactly as it is. With this small construction scope, we were worried that some of the PRT comments will prevent this small project from being able to go forward.

Our concerns to specific comments were included in our first SHO letter and PRT comments. During the DART meeting on October 2nd, we discussed our concerns and we are satisfied that staff has addressed our requests appropriately.

Our ABR meeting took place on May 7th, 2007. The ABR gave us very favorable comments toward our plan. The board recommended some minor architectural refinements, and expressed their appreciation that we intended to keep the main house as-

is. In general, they liked the size and scale compared to the surrounding buildings as well. The ABR was supportive of the proposed modification.

The lot at 2016 & 2020 State Street is 7,550 square feet and is zoned R-2/ R-O. There is currently a duplex structure located on site. Originally constructed as a single story, 1,426 square feet two bedroom single family residence with an attached garage, the garage has been subsequently converted into a legal 522 s.f., one bedroom residential unit. There is currently a two car carport and two surface parking spaces located at the rear of the property which are accessed from Mission Street by a 9' wide easement through the adjoining commercial property to the South. There is currently no vehicular access from State St. and none is proposed.

The site is surrounded by a mix of residential and commercial uses. Immediately to the East are commercial offices that are three stories tall, to the south offices and a single family residences. Across State Street to the West are commercial C-2 uses and to the North multi family residential which is two stories tall with the first floor starting 7' above our proposed first floor.

We are proposing to remove the existing converted garage unit, carport and existing surface parking spaces. A new two story 1,628 s.f, two bedroom unit attached to the existing larger unit will be constructed. Two new attached double car garages will be constructed, providing each proposed unit two covered parking spaces.

There is currently a tenant renting the rear unit of the property. She has signed a waiver of any Tenant Displacement Assistance.

No landscaping will be removed as the proposed work is within the boundary of the existing carport, paving and converted garage. Additional landscape will be added by eliminating some existing paving. As the site is at a higher elevation than the street, drainage is to State Street to the West. Our proposed plan will continue this pattern in a controlled, approved manner as indicated on our Preliminary Improvements Plan.

The proposal includes the required open yard area of 1,250 square feet. Landscaping statistics include 3,460 square feet, or 46% of the site. Because the area of the work is relatively flat and the proposed construction will be at a similar elevation as the existing improvements, minimal grading of approximately 8 cu. yards of cut and 10 cu. yards of fill is anticipated.

I understand that the significant issues associated with development in the Upper East area of Santa Barbara may include parking requirements, the integration of new construction into the existing context, and the demolition of existing structures. The ABR recognized our efforts to be good neighbors and respect the privacy of the adjoining property by following the appropriate design guidelines. The width of the existing easement and condition of the neighboring retaining wall adjacent to this easement are issues raised by staff during the PRT. The size of the easement currently serves 4 parking spaces, is legally permitted, and there will be no change under this proposal. The

width is fixed by deed and cannot be changed. The retaining wall in question is neither on our property, nor within the easement and thus is outside the scope of this project. The project design appropriately addresses all legitimate issues.

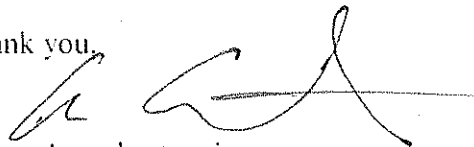
The proposed project will include added exterior lighting at garage and entry door to the back unit. All lights will be between 6' and 8' off the ground and will be fully shielded to avoid light trespass. The proposed project will not create smoke or odors. The proposed project would not create new noise sources, except during construction. Geotechnical studies have not been conducted at this time. Historical reports were not required as the city historian deemed the properties to be not of historical significance. Although we are not required to do so, we chose to leave the front unit untouched to preserve the existing neighborhood character along State Street. There will not be any trails or easements traversing the project site. The property is not located near a creek or other adjacent water source.

The demolition will be completed within a 2 week period. Due to the small project site and access, most of the demolition will be by hand. The demolition will require up to 5 workers to dismantle and recycle the salvageable materials. Actual demolition will consist of mini-backhoe if it is possible to access the site, 4-5 laborers, and a dump truck at Mission Street. Most of the materials will be carried by hand to the dump truck. Small equipment and small trucks may be used if we can fit them in. The grading will take between 1 week to be completed. The grading will require 1 mini-bobcat and up to 5 laborers. During construction equipment will be limited to a forklift, and concrete trucks. The concrete trucks will most likely be parked at the street and the concrete will be pumped in to place. The number of workers will range from 4 to 10 on the site at any one time. Total construction activity is scheduled to take 9 months. Approximately half of the existing parking in the back corner of the property will serve as a staging area for material. Due to the limited surrounding site area we will focus on just-in-time delivery to minimize traffic impacts/delays due to delivery trucks.

The project site does not have any known hazardous materials that will require remediation. The Permit Streamlining Act does not apply.

I hope you will agree that our proposed design is heading in a positive direction for this site.

Thank you,


Aaron Amuchastegui
-Agent for Brian Hanly

1603 Copenhagen Dr. Ste. 8
Solvang, CA 93463
(805)688-8968
aaron@amuch.com

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1233 MISSION RIDGE RD**

E-1 Zone

Assessor's Parcel Number: 019-231-007
Application Number: MST2007-00168
Owner: Peter Licata
Applicant: Peter Becker
Contractor: Stewart Construction

(Proposal to construct a 4,650 square foot two-story single family residence with an attached 788 square foot three-car garage on a 28,965 square foot lot in the Hillside Design District. The proposal includes the demolition of an existing 1,484 square foot single family residence and 377 square foot detached two-car garage, the removal of the existing driveway and installation of a new driveway with a motor court, and 462 cubic yards of grading outside of the main building footprint. An existing 702 square foot detached guest house is to remain on the property. The proposal has a floor-to-lot-area ratio of 0.16.)

(COMMENTS ONLY; PROJECT SUBJECT TO SINGLE FAMILY DESIGN BOARD APPROVAL AND REQUIRES ENVIRONMENTAL ASSESSMENT.)

(7:01)

Postponed indefinitely at the applicant's request.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 2016 & 2020 STATE ST**

R-2/R-O Zone

Assessor's Parcel Number: 025-312-043
Application Number: MST2006-00730
Owner: Brian Hanly
Architect: Keith Rivera
Applicant: Aaron Amuchastegui

(Proposal to construct a 1,607 square foot two-story, two-bedroom unit and an attached 806 square foot two-car garage to an existing 1,478 square foot two-bedroom unit to create a two-unit duplex condominium. The proposal includes demolition of an existing 522 square foot one-bedroom unit and 366 square foot carport. A modification is requested to allow less than the required building separation.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(7:02)

Present: Keith Rivera, Architect.

Public comment opened at 7:22 p.m.

Kristi Newton, Rick and Barbara, M. Sell, Tim Dugan, Luc Maes expressed concern with massing, setback, and privacy.

Brian and Sarah Koch read into the record a letter expressing concerns including easement issues.

Oscar Nuenez: culvert reinforcement, narrow driveway entrance.

Chair Wienke read into the record a letter from Nigel Copley expressing concern with lack of setbacks

Public comment closed at 7:40 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and return to the Full Board with the following comments:

- 1) The modification has no aesthetic impact. The Board looks forward to the Staff Hearing Officer's comments regarding the qualitative appropriateness of the design as it relates to the project and the neighbors.
- 2) Applicant is to consult with Planning Staff to verify that the north elevation complies with the solar ordinance. Modify the design and drawings if necessary.
- 3) The Board appreciates the smaller 8 foot plate heights for the rear second story unit, and finds that the applicant has applied the good neighbor policy for fewer and smaller windows on all elevations pertaining to side properties.
- 4) Study the entry way roof overhang and the indent on the north elevation, page A3.1.
- 5) Provide topographical drawings and verification of all easements, and egresses.

Action: Zink/Aurell, 7/0/0. Motion carried. (Mudge absent.)

CONCEPT REVIEW - CONTINUED ITEM

9. **308 & 310 W MICHELTORENA ST.**

R-4 Zone

Assessor's Parcel Number: 027-212-013

Application Number: MST2007-00084

Owner: Ruben Montes

Architect: Victor Schumacher

(Proposal for a 1,005 square foot two-story addition and remodeling for an existing 2,060 square foot two-story duplex residence. The proposal also includes demolition of the existing 262 square foot detached garage, addition of a 485 square foot two-car attached garage, and a 125 square foot second-story front porch.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(7:58)

Present: Victor Shumack, Architect; Pat Hoover, Associate.

Public comment opened at 8:05 p.m.

Sarah Blaine, loss of Jacaranda tree, loss of light, air, privacy.

Forest Wilde, lack of street parking.

Public comment closed at 8:09 p.m.

Motion: Continued Indefinitely to Consent Calendar with the following conditions with the following comments:

- 1) The project is ready for Preliminary Approval pending Environmental Assessment.
- 2) Remove the hallway door on second-floor plan at the entry at the exterior stair deck. Keep one door to the entry as shown.
- 3) Reduce the driveway width and provide additional trees to the to the right side of

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AUG 30 2007

CITY OF SANTA BARBARA
PLANNING DIVISION

DUDEK

421 CHAPALA STREET
SANTA BARBARA, CALIFORNIA 93101
T 805.963.0651 F 805.963.2074

June 27, 2007

5693-01

Mr. Keith Rivera
ACME Architecture
339 Woodley Court
Santa Barbara, CA 93105

SUBJECT: Duplex Condominium Project - 2016 State Street, City of Santa Barbara
Environmental Noise Study Report

Dear Mr. Rivera:

Dudek has completed an Environmental Noise Study Report for the 2016 State Street duplex condominium project located in the City of Santa Barbara, California (*Figures 1 and 2*). The purpose of this report is to satisfy the City of Santa Barbara's requirement for an acoustical analysis for the project.

The report presents a summary of the city's noise criteria applicable to the project (*Section 1*), a project background discussion (*Section 2*), the existing noise environment (*Section 3*), a future vehicle noise analysis (*Section 4*), and conclusions (*Section 5*).

Data used in our analysis were taken from the project plans prepared by ACME Architecture Peikert Group Architects, LPP (Site/Floor Plan A-1.1; Elevations Plan A-3.1; dated March 21, 2007). Traffic volumes used in our analysis are based on data provided by ATE. A glossary of acoustical terms and definitions used in this report is included in *Attachment 1*.

1.0 NOISE CRITERIA

The City of Santa Barbara's noise level thresholds for Multiple-Family Residential uses required for the project are:

- Interior Living areas: 45 dBA Ldn.
- Exterior Living areas: 60 dBA Ldn.

The above noise level thresholds have been used to evaluate the noise impacts for the project's

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**Environmental Noise Study
Duplex Condominium Project
2016 State Street, Santa Barbara**

interior and outdoor living areas.

2.0 PROJECT BACKGROUND

The duplex condominium project site is located at the 2016 State Street in the City of Santa Barbara (Figures 1 and 2). A proposed project site plan is shown on Figure 3. The principal contributor to the ambient noise environment at the project site would be traffic noise on State Street.

3.0 EXISTING NOISE ENVIRONMENT

The project site is primarily exposed to traffic noise from State Street. State Street carries a current traffic volume of approximately 15,900 average daily trips (ADT) (Source: ATE).

The existing noise environment at the site was monitored on June 21, 2007 between approximately 2:00 p.m. and 2:30 p.m. The noise measurement was taken with a Rion NL32 integrating sound level meter, using A-weighting and "slow" response settings. The sound level meter meets the current American National Standards Institute standard for a Type 1 precision sound level meter. The sound level meter was calibrated and positioned at a height of approximately five-feet above the ground, at approximately 50 feet distance from State Street centerline during the noise measurements (Figure 4).

During the measurement, the principal contributor to the ambient noise environment at the project site was traffic noise on State Street. No other noise sources were observed or audible during the measurements.

Table 1 presents the noise level monitored and concurrently counted traffic volumes on State Street.

**Environmental Noise Study
Duplex Condominium Project
2016 State Street, Santa Barbara**

Table 1 Measured Exterior Noise Levels					
Monitor Location	Date/Time	L_{eq} ¹	Cars	MT ²	HT ³
50 feet from State Street centerline	June 21, 2007 2:00 to 2:30 p.m.	63 dB	407	4	4

- Notes:
- ¹ Equivalent Continuous Sound Level (Time-Average Sound Level)
 - ² Medium Trucks
 - ³ Heavy Trucks

Weather conditions: Temperature 70 degrees F; 40% Relative humidity; clear sky; 2 mph westerly wind.

4.0 FUTURE VEHICLE NOISE ANALYSIS

State Street is expected to remain the primary noise source at the project site in the future. The future noise levels at the project's residential facade and the outdoor living areas (patios) were calculated using a Federal Highway Administration's (FHWA) vehicle noise prediction model. The vehicle noise prediction model was calibrated using the monitored 63 dB noise level and traffic mix shown in *Table 1*. The input in the computer model includes the future year 2030 traffic volumes with an average vehicle speed of 30 mph along State Street. This modeled vehicle speed correlated well with the results of the noise measurements.

The existing and future (year 2030) average daily traffic volumes (ADT) used in this analysis were obtained from ATE. The existing and year 2030 traffic volume along State Street are respectively 15,900 ADT and 18,600 ADT. These traffic volumes, and other input data, used in the vehicle noise prediction model are shown on the calculation printouts in *Attachment 2*. The results of our exterior noise analysis are summarized in *Table 2*.

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**Environmental Noise Study
Duplex Condominium Project
2016 State Street, Santa Barbara**

**Table 2
Year 2030 - Modeled Exterior Noise Levels (Ldn)**

Location	L _{dn}
Unit A - Facade	64 dBA
Unit A - Patio	51 dBA
Unit B - Patio 1	51 dBA
Unit B - Patio 1	49 dBA

5.0 CONCLUSIONS

The noise levels shown in *Table 2* indicate that future (Year 2030) traffic noise levels from State Street at the project site to range between 49 and 51 dB Ldn in the outdoor living areas. These noise levels meet the City of Santa Barbara 60 dB Ldn exterior noise level compatibility criteria for multiple family residences without mitigation.

The future noise level at the residential façade nearest to State Street is expected to be 64 dB Ldn. Standard construction materials and techniques for multiple family development normally result in a minimum exterior to interior noise attenuation of 15 dB with windows open and 20 dB with windows closed. Therefore, the interior noise level in the residential unit nearest to State Street is expected to be 49 dB Ldn with windows open and 44 dB Ldn with windows closed. The 49 dB Ldn noise level with windows open exceeds the City of Santa Barbara 45 dB Ldn interior noise level compatibility criteria for multiple family residences. The 44 dB Ldn noise level with the windows closed meets the City of Santa Barbara 45 dB Ldn interior noise level compatibility criteria for multiple family residences.

Consequently, windows in habitable spaces of Unit A facing State Street must be closed in order to achieve the 45 Ldn interior noise standard in this unit. Therefore, the design for the habitable rooms of unit A facing State Street (Living Room and Bed Room # 2) must include a means by which adequate ventilation can be provided with the windows closed, i.e., mechanical ventilation and/or air-conditioning. The mechanical ventilation should be in accordance with the latest addition of the Uniform Building Code. Sound-rated windows may also be required

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**Environmental Noise Study
Duplex Condominium Project
2016 State Street, Santa Barbara**

for the Living Room and Bed Room # 2 in Unit A.

An interior acoustical analysis will be required prior to the issuance of building permits. This would ensure that the interior noise levels would not exceed a Ldn of 45 dB, in compliance with the City and State noise standards.

This completes our Environmental Noise Study Report for the 2016 State Street duplex condominium project located in the City of Santa Barbara, California. Should you have any questions regarding the above information, please do not hesitate to call me at (805) 963-0651.

Sincerely,
DUDEK



Cornelis H. Overweg, P.E., INCE
Senior Acoustician

Enclosures:

- Figures 1-4
- Attachments 1-2

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5

**Environmental Noise Study
Duplex Condominium Project
2016 State Street, Santa Barbara**

REFERENCES

California Department of Transportation (Caltrans), 1987,
California Vehicle Noise Emission Levels, (FHWA/CA/TL-87/103).

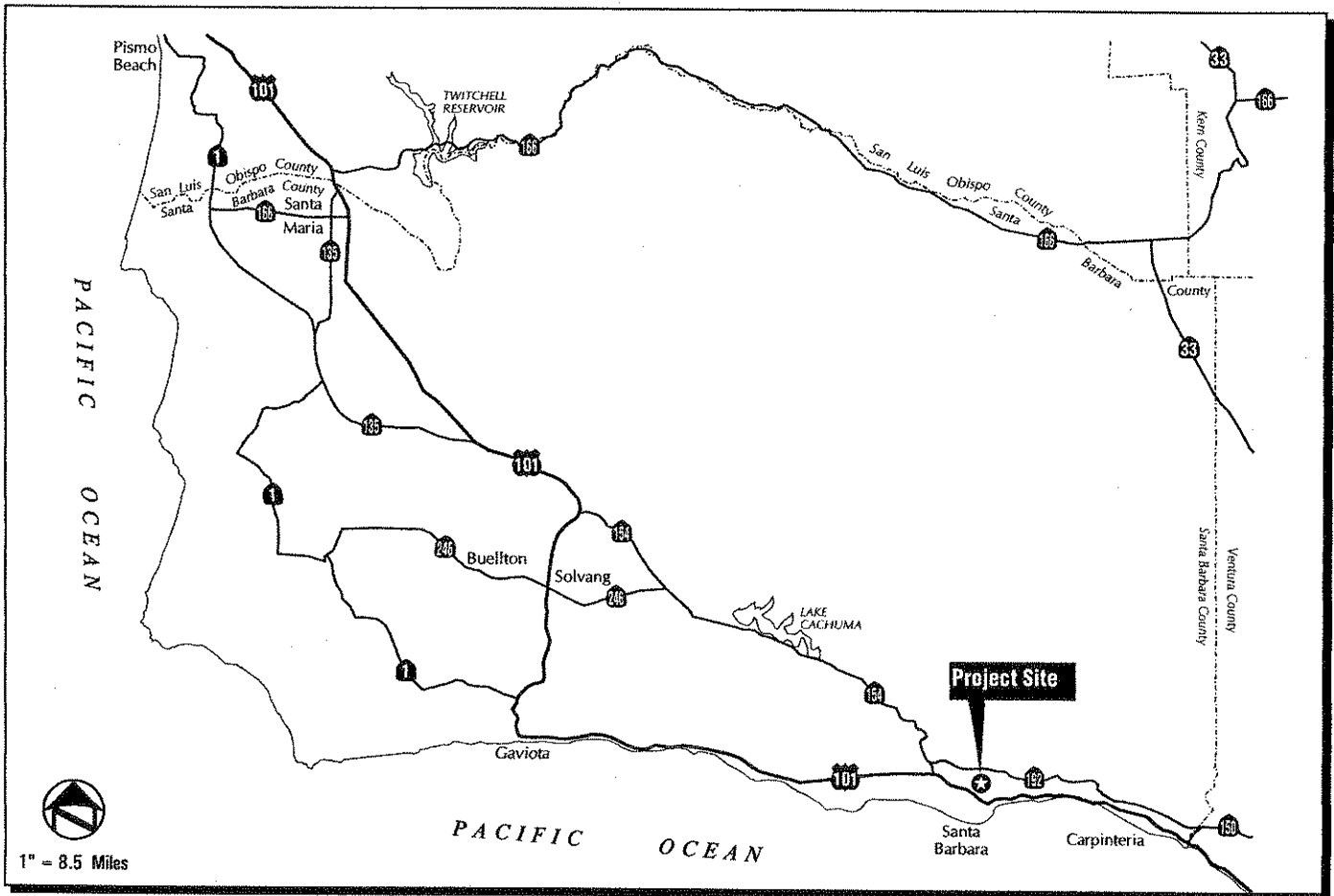
City of Santa Barbara, August 1979.
City of Santa Barbara General Plan Noise Element.

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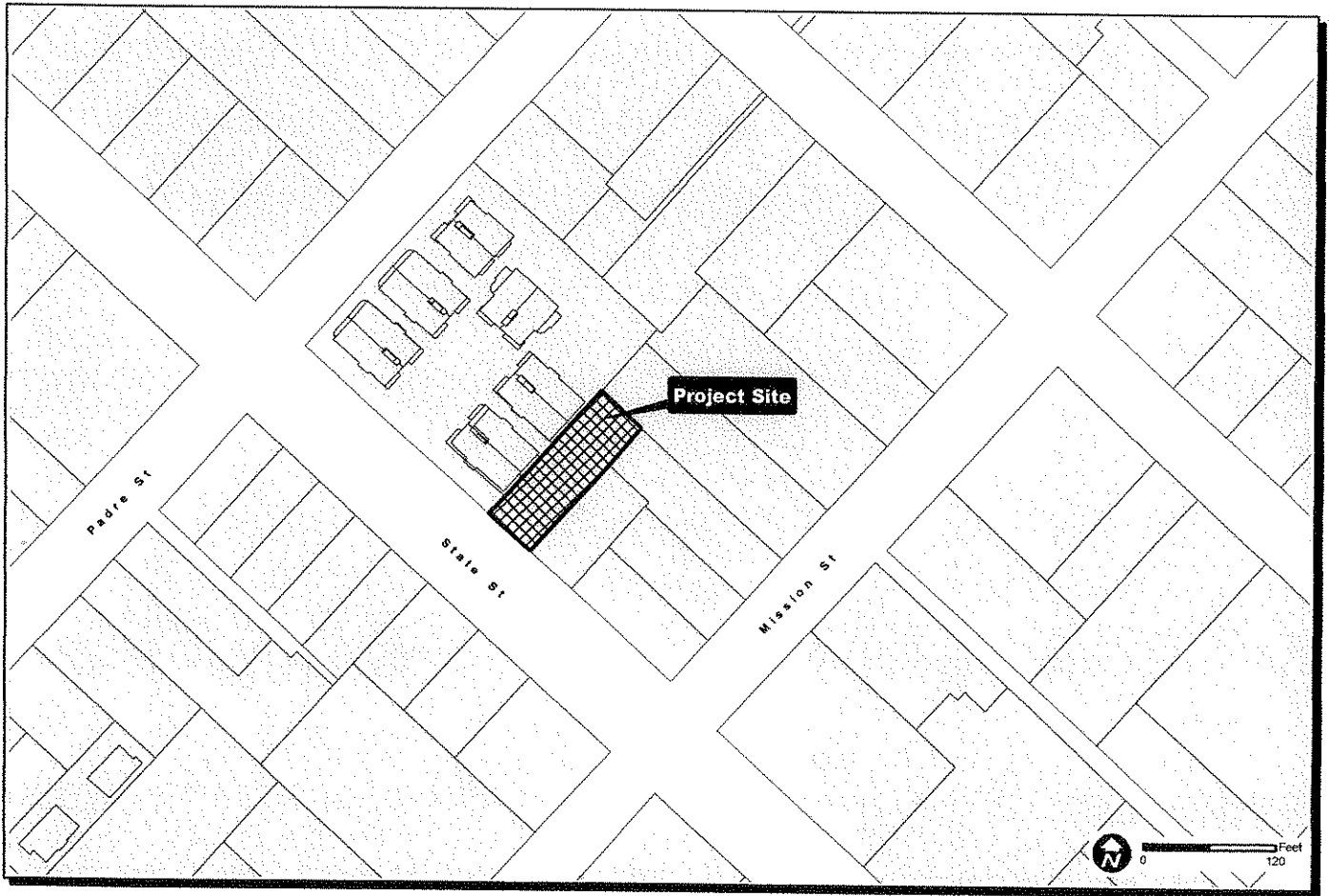
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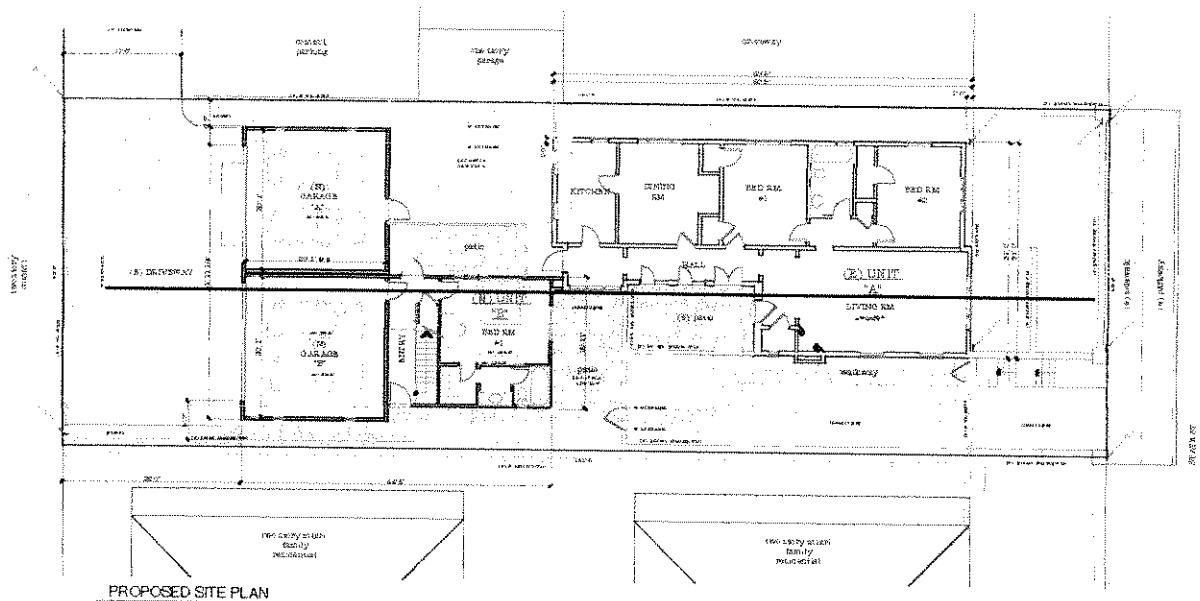
2016 State Street, Santa Barbara, CA - Noise Study
Regional Location

FIGURE
1



2016 State Street, Santa Barbara, CA - Noise Study
Project Vicinity

FIGURE
2



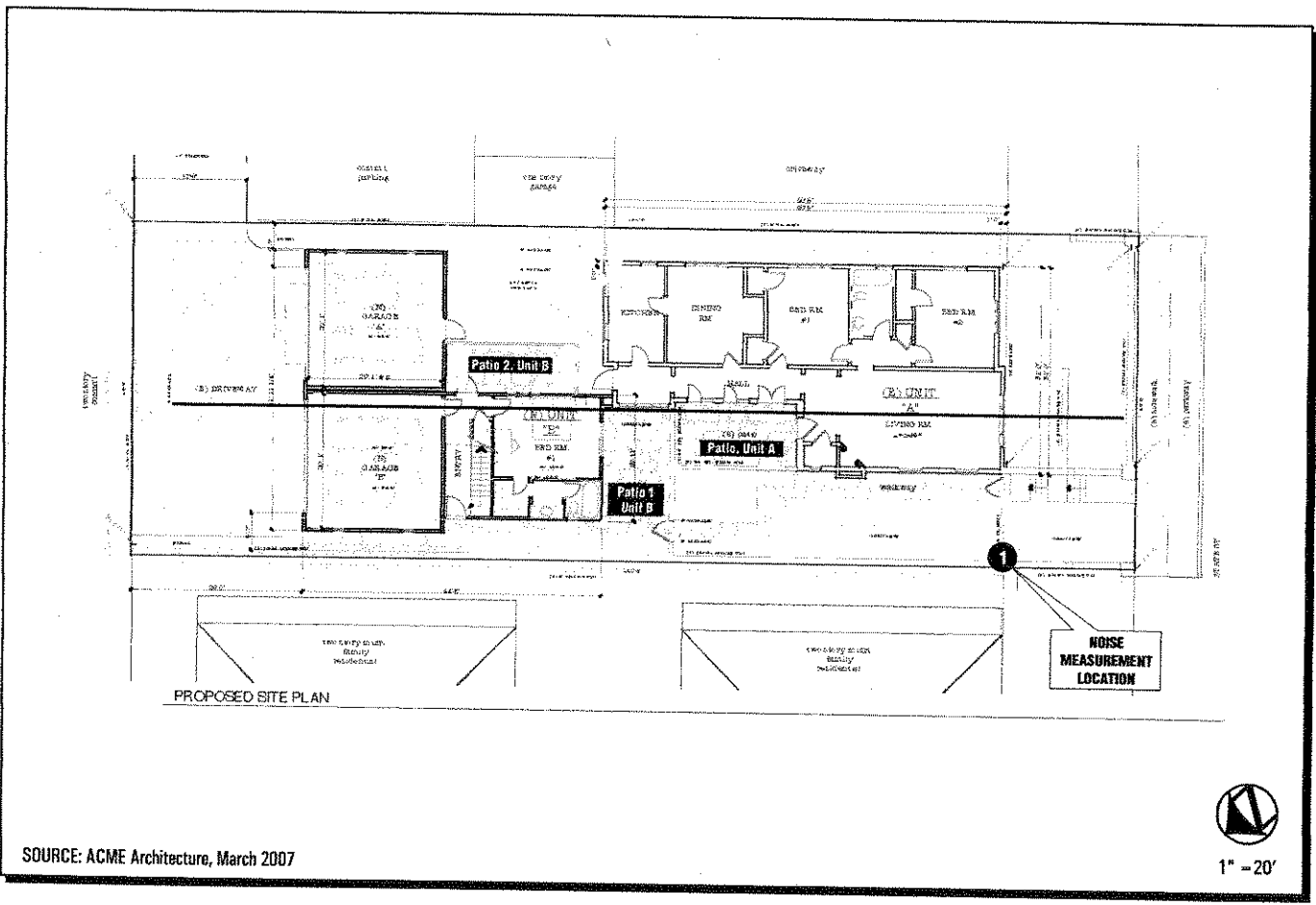
SOURCE: ACME Architecture, March 2007



1" = 20'

2016 State Street, Santa Barbara, CA - Noise Study
Proposed Site Plan

FIGURE
3



2016 State Street, Santa Barbara, CA - Noise Study
Noise Measurement Location

FIGURE
4

ATTACHMENT I

ACOUSTICAL TERMS AND DEFINITIONS

<u>Term</u>	<u>Definition</u>
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
A-Weighted Sound Level	<u>dBA</u> is the sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Community Noise Equivalent Level	<u>CNEL</u> is the A-weighted equivalent continuous sound exposure (CNEL) level for a 24-hour period with a ten dB adjustment added to sound levels occurring during nighttime hours (10 pm to 7 am) and a five dB adjustment added to the sound levels occurring during the evening hours (7 pm to 10 pm).
Day / Night Noise Equivalent Level	<u>Ldn</u> is the A-weighted equivalent continuous sound exposure level for a 24-hour period with a ten dB adjustment added to sound levels occurring during nighttime hours (10 pm to 7 am).
Decibel	<u>dB</u> is the unit for measuring sound pressure level, equal to 10 times the logarithm to the base 10 of the ratio of the measured sound pressure squared to a reference pressure, which is 20 micro-Pascal.
Time-Average Sound Level	<u>TAV</u> is the sound level corresponding to a steady state sound level and containing the same total energy as a time varying signal over a given sample period. TAV is designed to average all of the loud and quiet sound levels occurring over a specific time period.

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ATTACHMENT 2

Vehicle Noise Calculations

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FHWA - HIGHWAY TRAFFIC NOISE PREDICTION MODEL				DUDEK	
CALIBRATION		(modified for Ldn)			
PROJECT:	Duplex Condominium Project - 2016 State Street			JN:	5693
ROADWAY:	State Street - 2030 ADT			DATE:	27-Jun-07
LOCATION:	50 FT from centerline State Street (measured 63 Leq day)			BY:	C. OVERWEG
ADT	15,900	Existing	PK HR VOL		1,590
SPEED	30				
PK HR %	10				
DIST CTL	50				
DIST N/F	36	(M=76,P=52,S=36,C=12)	AUTO SLE DISTANCE	47.7	
DIST WALL	35		MED TRUCK SLE DIST	47.3	
DIST W/OB	15		HVY TRUCK SLE DIST	46.7	
HTH WALL	2.0	*****			
HTH OBS	5.0				
AMBIENT	0				
ROADWAY VIEW:					
LF ANGLE	-90				
RT ANGLE	90				
DF ANGLE	180				
SITE CONDITIONS: (10=HARD SITE, 15=SOFT SITE)					
AUTOM	10.0				
MED TR	10.0				
HVY TR	10.0				
BARRIER	0	(0=WALL,1=BERM)			
ELEVATIONS:					
PAD	5.0	AUTOMOBILES =	0.00		
ROAD	0.0	MEDIUM TRUCKS=	2.30		
		HEAVY TRUCKS =	8.01		
GRADE:	1.0 %	GRADE ADJUSTM=	0.0 (TO HEAVY TRUCKS)		
VEHICLE DISTRIBUTION:					
		DAY	EVE	NIGHT	DAILY
AUTOMOBILES		0.775	0.129	0.096	0.9808
MEDIUM TRUCKS		0.848	0.049	0.103	0.0096
HEAVY TRUCKS		0.865	0.027	0.108	0.0096
NOISE IMPACTS WITHOUT TOPO OR BARRIER SHIELDING:					
	LEQ PK HR	LEQ DAY	LEQ EVE	LEQ NIGHT	LDN
AUTOMOBILES	63.7	61.8	60.1	54.0	62.6
MEDIUM TRUCKS	55.4	53.9	47.5	46.0	54.5
HEAVY TRUCKS	61.9	60.5	51.5	52.7	61.1
VEHICULAR NOISE	66.3	64.6	60.8	56.8	65.3
NOISE IMPACTS WITH TOPO AND BARRIER SHIELDING:					
	LEQ PK HR	LEQ DAY	LEQ EVE	LEQ NIGHT	LDN
VEHICULAR NOISE	64.7	63.0	59.3	55.2	63.7
AMBIENT:					
	W/O AMBIENT		W/ AMBIENT		
LEQ PK HR WITHOUT TOPO OR BARRIER			66.3	66.3	
LEQ PK HR WITH TOPO OR BARRIER			64.7	*****	64.7
LDN WITHOUT TOPO AND BARRIER			65.3	65.3	
LDN WITH TOPO AND BARRIER			63.7	*****	63.7

FHWA - HIGHWAY TRAFFIC NOISE PREDICTION MODEL (modified for Ldn)				DUDEK	
PROJECT:	Duplex Condominium Project - 2016 State Street		JN:	5693	
ROADWAY:	State Street - 2030 ADT		DATE:	27-Jun-07	
LOCATION:	Building Façade		BY:	C.OVERWEG	
ADT	18,600	Year 2030	PK HR VOL	1,860	
SPEED	30				
PK HR %	10				
DIST CTL	50				
DIST N/F	36 (M=76,P=52,S=38,C=12)				
DIST WALL	35				
DIST W/OB	15				
HTH WALL	2.0 *****				
HTH OBS	5.0				
AMBIENT	0				
ROADWAY VIEW:					
LF ANGLE	-90				
RT ANGLE	90				
DF ANGLE	180				
SITE CONDITIONS: (10=HARD SITE, 15=SOFT SITE)					
AUTOM	10.0				
MED TR	10.0				
HVY TR	10.0				
BARRIER	0 (0=WALL,1=BERM)				
ELEVATIONS:					
PAD	5.0	AUTOMOBILES =		0.00	
ROAD	0.0	MEDIUM TRUCKS=		2.30	
		HEAVY TRUCKS =		8.01	
GRADE:	1.0 %	GRADE ADJUSTM=		0.0 (TO HEAVY TRUCKS)	
VEHICLE DISTRIBUTION:					
	DAY	EVE	NIGHT	DAILY	
AUTOMOBILES	0.775	0.129	0.096	0.9808	
MEDIUM TRUCKS	0.848	0.049	0.103	0.0096	
HEAVY TRUCKS	0.865	0.027	0.108	0.0096	
NOISE IMPACTS WITHOUT TOPO OR BARRIER SHIELDING:					
	LEQ PK HR	LEQ DAY	LEQ EVE	LEQ NIGHT	LDN
AUTOMOBILES	64.4	62.5	60.8	54.7	63.3
MEDIUM TRUCKS	56.1	54.6	48.2	46.7	55.1
HEAVY TRUCKS	62.6	61.2	52.1	53.4	61.7
VEHICULAR NOISE	67.0	65.3	61.5	57.5	66.0
NOISE IMPACTS WITH TOPO AND BARRIER SHIELDING:					
	LEQ PK HR	LEQ DAY	LEQ EVE	LEQ NIGHT	LDN
VEHICULAR NOISE	65.4	63.7	59.9	55.9	64.4
AMBIENT:					
	WO AMBIENT		W AMBIENT		
LEQ PK HR WITHOUT TOPO OR BARRIER	67.0		67.0		
LEQ PK HR WITH TOPO OR BARRIER	65.4		***** 65.4		
LDN WITHOUT TOPO AND BARRIER	66.0		66.0		
LDN WITH TOPO AND BARRIER	64.4		***** 64.4		

FHWA - HIGHWAY TRAFFIC NOISE PREDICTION MODEL (modified for Ldn)				DUDEK	
PROJECT:	Duplex Condominium Project - 2016 State Street			JN:	5693
ROADWAY:	State Street - 2030 ADT			DATE:	27-Jun-07
LOCATION:	Unit A - Patio			BY:	C. OVERWEG
ADT	18,600	Year 2030		PK HR VOL	1,860
SPEED	30				
PK HR %	10				
DIST CTL	90				
DIST N/F	36	(M=76,P=52,S=36,C=12)		AUTO SLE DISTANCE	85.9
DIST WALL	35			MED TRUCK SLE DIST	85.5
DIST W/OB	55			HVY TRUCK SLE DIST	88.2
HTH WALL	2.0	*****			
HTH OBS	5.0				
AMBIENT	0				
ROADWAY VIEW:					
LF ANGLE	0				
RT ANGLE	30				
DF ANGLE	30				
SITE CONDITIONS: (10=HARD SITE, 15=SOFT SITE)					
AUTOM	10.0				
MED TR	10.0				
HVY TR	10.0				
BARRIER	0	(0=WALL, 1=BERM)			
ELEVATIONS:					
PAD	5.0	AUTOMOBILES =	0.00		
ROAD	0.0	MEDIUM TRUCKS=	2.30		
		HEAVY TRUCKS =	8.01		
GRADE:	1.0 %	GRADE ADJUSTM=	0.0 (TO HEAVY TRUCKS)		
VEHICLE DISTRIBUTION:					
		DAY	EVE	NIGHT	DAILY
AUTOMOBILES		0.775	0.129	0.096	0.9808
MEDIUM TRUCKS		0.848	0.049	0.103	0.0096
HEAVY TRUCKS		0.865	0.027	0.108	0.0096
NOISE IMPACTS WITHOUT TOPO OR BARRIER SHIELDING:					
	LEQ PK HR	LEQ DAY	LEQ EVE	LEQ NIGHT	LDN
AUTOMOBILES	54.1	52.2	50.4	44.4	53.0
MEDIUM TRUCKS	45.7	44.2	37.9	36.3	44.8
HEAVY TRUCKS	52.0	50.6	41.6	42.8	51.2
VEHICULAR NOISE	56.6	54.9	51.2	47.1	55.6
NOISE IMPACTS WITH TOPO AND BARRIER SHIELDING:					
	LEQ PK HR	LEQ DAY	LEQ EVE	LEQ NIGHT	LDN
VEHICULAR NOISE	51.8	50.1	46.4	42.3	50.8
AMBIENT:					
		W/O AMBIENT			W/ AMBIENT
LEQ PK HR WITHOUT TOPO OR BARRIER		56.6			56.6
LEQ PK HR WITH TOPO OR BARRIER		51.7	*****		51.7
LDN WITHOUT TOPO AND BARRIER		55.6			55.6
LDN WITH TOPO AND BARRIER		50.8	*****		50.8

FHWA - HIGHWAY TRAFFIC NOISE PREDICTION MODEL				DUDEK	
(modified for Ldn)					
PROJECT:	Duplex Condominium Project - 2016 State Street			JN:	5693
ROADWAY:	State Street - 2030 ADT			DATE:	27-Jun-07
LOCATION:	Unit B - Patio 1			BY:	C.OVERWEG
ADT	18,600	Year 2030		PK HR VOL	1,860
SPEED	30				
PK HR %	10				
DIST CTL	110				
DIST N/F	36	(M=76,P=52,S=36,C=12)		AUTO SLE DISTANCE	105.9
DIST WALL	35			MED TRUCK SLE DIST	105.4
DIST W/OB	75			HVY TRUCK SLE DIST	108.5
HTH WALL	2.0	*****			
HTH OBS	5.0				
AMBIENT	0				
ROADWAY VIEW:					
LF ANGLE	-10				
RT ANGLE	30				
DF ANGLE	40				
SITE CONDITIONS: (10=HARD SITE, 15=SOFT SITE)					
AUTOM	10.0				
MED TR	10.0				
HVY TR	10.0				
BARRIER	0	(0=WALL,1=BERM)			
ELEVATIONS:					
PAD	5.0	AUTOMOBILES =	0.00		
ROAD	0.0	MEDIUM TRUCKS=	2.30		
		HEAVY TRUCKS =	8.01		
GRADE:	1.0 %	GRADE ADJUSTM=	0.0 (TO HEAVY TRUCKS)		
VEHICLE DISTRIBUTION:					
		DAY	EVE	NIGHT	DAILY
AUTOMOBILES		0.775	0.129	0.096	0.9808
MEDIUM TRUCKS		0.848	0.049	0.103	0.0096
HEAVY TRUCKS		0.865	0.027	0.108	0.0096
NOISE IMPACTS WITHOUT TOPO OR BARRIER SHIELDING:					
	LEQ PK HR	LEQ DAY	LEQ EVE	LEQ NIGHT	LDN
AUTOMOBILES	54.4	52.5	50.8	44.7	53.3
MEDIUM TRUCKS	46.1	44.6	38.2	36.7	45.1
HEAVY TRUCKS	52.4	51.0	41.9	43.2	51.5
VEHICULAR NOISE	56.9	55.2	51.5	47.4	55.9
NOISE IMPACTS WITH TOPO AND BARRIER SHIELDING:					
	LEQ PK HR	LEQ DAY	LEQ EVE	LEQ NIGHT	LDN
VEHICULAR NOISE	51.9	50.2	46.5	42.4	50.9
AMBIENT:					
		W/O AMBIENT			W/ AMBIENT
LEQ PK HR WITHOUT TOPO OR BARRIER		56.9			56.9
LEQ PK HR WITH TOPO OR BARRIER		51.9	*****		51.9
LDN WITHOUT TOPO AND BARRIER		55.9			55.9
LDN WITH TOPO AND BARRIER		50.9	*****		50.9

FHWA - HIGHWAY TRAFFIC NOISE PREDICTION MODEL				DUDEK	
(modified for Ldn)					
PROJECT:	Duplex Condominium Project - 2016 State Street			JN:	5693
ROADWAY:	State Street - 2030 ADT			DATE:	27-Jun-07
LOCATION:	Unit B - Patio 2			BY:	C. OVERWEG
ADT	18,600	Year 2030		PK HR VOL	1,860
SPEED	30				
PK HR %	10				
DIST CTL	120				
DIST N/F	36	(M=76,P=52,S=36,C=12)		AUTO SLE DISTANCE	115.9
DIST WALL	35			MED TRUCK SLE DIST	115.4
DIST W/OB	85			HVY TRUCK SLE DIST	118.7
HTH WALL	2.0	*****			
HTH OBS	5.0				
AMBIENT	0				
ROADWAY VIEW:					
LF ANGLE	-30				
RT ANGLE	0				
DF ANGLE	30				
SITE CONDITIONS: (10=HARD SITE, 15=SOFT SITE)					
AUTOM	10.0				
MED TR	10.0				
HVY TR	10.0				
BARRIER	0	(0=WALL,1=BERM)			
ELEVATIONS:					
PAD	5.0	AUTOMOBILES =	0.00		
ROAD	0.0	MEDIUM TRUCKS=	2.30		
		HEAVY TRUCKS =	8.01		
GRADE:	1.0 %	GRADE ADJUSTM=	0.0 (TO HEAVY TRUCKS)		
VEHICLE DISTRIBUTION:					
		DAY	EVE	NIGHT	DAILY
AUTOMOBILES		0.775	0.129	0.096	0.9808
MEDIUM TRUCKS		0.848	0.049	0.103	0.0096
HEAVY TRUCKS		0.865	0.027	0.108	0.0096
NOISE IMPACTS WITHOUT TOPO OR BARRIER SHIELDING:					
	LEQ PK HR	LEQ DAY	LEQ EVE	LEQ NIGHT	LDN
AUTOMOBILES	52.8	50.9	49.1	43.1	51.7
MEDIUM TRUCKS	44.4	42.9	36.6	35.0	43.5
HEAVY TRUCKS	50.8	49.3	40.3	41.5	49.9
VEHICULAR NOISE	55.3	53.6	49.9	45.8	54.3
NOISE IMPACTS WITH TOPO AND BARRIER SHIELDING:					
	LEQ PK HR	LEQ DAY	LEQ EVE	LEQ NIGHT	LDN
VEHICULAR NOISE	50.2	48.5	44.8	40.7	49.2
AMBIENT:					
		W/O AMBIENT		W/ AMBIENT	
LEQ PK HR WITHOUT TOPO OR BARRIER		55.3		55.3	
LEQ PK HR WITH TOPO OR BARRIER		50.2	*****	50.2	
LDN WITHOUT TOPO AND BARRIER		54.3		54.3	
LDN WITH TOPO AND BARRIER		49.2	*****	49.2	

Arborist Report Easement Oak Tree, 2016 State Street

Prepared For:
Aaron Amuchastegui
Project Manager
Syncon Homes of California, Inc.
1603 Copenhagen Drive # 8
Solvang, CA 93463

Submitted by:
Duke McPherson
Duke McPherson, Arborist
P.O. Box 5667
Santa Barbara, CA 93150

January 11, 2008

EXHIBIT F

2016 State St. Oak tree
Duke McPherson, Arborist
January 11, 2008

Introduction and Discussion

This brief report regards a Coast Live Oak (*Quercus agrifolia*) presently located along the north edge of a private road used as easement entry to the rear of the property at 2016 State Street, Santa Barbara, California. It is adjacent to the northeast corner of that property. The road exits East Mission Street and is directed west. The tree can be described as having:

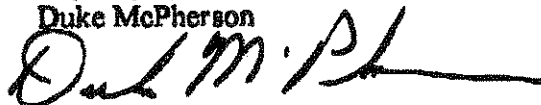
1. A trunk diameter at 53" high of 13".
2. A pronounced asymmetrical lean over the easement driveway.
3. Good health.

To facilitate easement adjustments (the widening of the paved area of the road along the north side as required by the City of Santa Barbara, Transportation Department), the tree is to be removed.

Recommendations

As the Coast Live Oak is considered a tree of special concern in the City and County of Santa Barbara, specimen removal must be accompanied by specific mitigation measures. For a tree of this trunk caliper, I suggest a 3:1 ratio of replacement such as, two 15 gallon plus one 24" box specimens. As the site has no space available for trees of this species, I recommend that a site or sites be found off property for locating them. I have called the City of Santa Barbara Parks Department and left a message with this request.

Report prepared by
Duke McPherson



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